

**PROVIDENCE HOUSING AUTHORITY  
BOARD OF COMMISSIONERS  
REGULAR MEETING: Thursday, February 18, 2016; 5:00 p.m.**

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**Hartford Park**

**335 Hartford Avenue**

**Providence, RI 02909**

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**CALL TO ORDER**

Chairman Nicolas Retsinas called the meeting to order at 5:01 p.m.

**ROLL CALL**

**Present:**

Nicolas Retsinas  
Thomas Ryan  
Dolores Cascella  
Jessica Cigna  
Roger Giraud  
Ricardo Patino  
Gilberta 'JT' Taylor

**Absent:**

Mary Kay Harris  
John Igliozi  
Hilary Silver  
Dorothy Waters

Seven members were present constituting a quorum to conduct business.

**APPROVAL OF MINUTES**

Chairman Retsinas asked for a motion to accept and approve the annual meeting minutes of 1/28/16. The motion was made by Commissioner Patino, seconded by Commissioner Taylor. The minutes were approved with a unanimous voice vote.

**RESIDENT'S COMMENTS**

None

**CHAIRMAN'S REPORT**

Passed

**EXECUTIVE DIRECTOR'S REPORT**

Executive Director Paul Tavares stated to date the Carpenter's Union has yet to sign a contract. Secondly, we have been approved to issue the Tenant Protection vouchers to the tenants at Barbara Jordan II. Leased Housing has reached out to the thirty-three tenants to assist them with their vouchers. Additionally, our Section 8 wait list has 521 people on the wait list and 73 unissued vouchers. Whether we collaborate with RI Housing, PHARI, or independently, our goal is to have a list within a four-month period. Chairman Retsinas asked the Director to give his thoughts on the issue. The Director gave a brief scenario of his knowledge on how the East Providence Housing Authority system works and implements preferences. Vice Chairman Ryan stated, we need to look into our project based vouchers as a method to address various preferences.

The admissions policy relating to DARE project is on target and we are expecting to present an updated policy to the RAB in March then present it to the Board at the March meeting. Key changes are PHA has two separate policies, one for public housing, and one for Section 8. We are looking to have one policy to affect both. The Section 8 policy will not approve an individual unless they have been out of prison for 5 years; this will be eliminated in the new

policy. The second policy states that certain criminal criteria were automatic denials. With the new policy, other than the HUD mandates, there will be no automatic denials. Applicants with criminal activity will go into a screening system giving the individual a chance to explain the situation. The third key change will be to have a 3-5 year look back instead of the ten year we have now. Procedures will also be changing.

**Budget & Finance:** Commissioner Giraud commented how pleased he was with the audit report and how favorable it was with no findings. Trends continue to be favorable with the monthly budget report. Projected revenues are higher, expenses lower, and the operating subsidies were minimally reduced.

**Resident Services:** Commissioner Cigna stated a proposal for a \$48,975.00 grant was submitted to Citizens Bank for the FOC and a NOFA grant was submitted to assist the elderly in the high-rise developments. The Senior Box Lunch Program is going well, RI Food Bank is hosting an 8-week senior cooking class and nutritional class, and the Zumba classes will resume in March. She also commented Special Projects has been working with CNI Planning and Action Grant Writer in order to assist with the completion of the 2015-2016 Choice Neighborhood Planning and Action Grants application due February 9.

**Capital Improvements:** Commissioner Patino stated the main electrical switch at Kilmartin Plaza was replaced on 2/1/16. This was a great success due to a total PHA team effort. A domestic hot water riser supply was replaced at Carroll Towers, which resolved an on-going leak and avoided a large problem should the line have burst. A fiber optics and switch replacement job is ongoing at Hartford Park to prevent future power outages to the Energy Management System during lightning storms. Further information will be provided in the Monthly Management Report. Allan Pacific, Director of Facilities Management commended his team for restoring heat at Chad Brown during the extreme cold weather.

## **RESOLUTIONS:**

#4238 – Resolution to Pass FY2016 Annual Plan

## **OLD BUSINESS**

At the request of the Chairman, Director Tavares reported on the sprinkler system. He stated the PHA is working with a financing agency to secure financing. We have two Bonds; the 2001 Bond has no restrictions to refinance, however, the 2008 Bond has a ten-year prohibition. Whereas the State is not pressing us, we are trying to time the financing to our best advantage. An RFP has been prepared and ready to issue when we deem it appropriate.

## **NEW BUSINESS**

In keeping with the monthly presentations, Chairman Retsinas asked the Executive Director to introduce Lisa Castellanos of Special Projects to present the FY2016 Annual Plan. Lisa gave a brief yet in depth presentation on the annual plan.

After the meeting, Commissioners Taylor and Cascella voiced their concerns with visitor parking at the high-rises. Director Tavares remarked we have invested in a hand held security system to help eliminate the problem by scanning the parking stickers. Allan Pacific, Director of Facilities Management noted parking passes will be dated and once the date has passed, the cars will be towed.

Chairman Retsinas asked for a motion to approve Resolution #4238 – FY2016 Annual Plan. Chairman Retsinas accepted the motion from Commissioner Patino seconded by Commissioner Taylor; a roll call vote was taken, said motion was unanimously passed 7/0.

**Executive Session**

None

**ADJOURNMENT**

There being no further business, Chairman Retsinas accepted a motion to adjourn from Commissioner Cascella, seconded by Commissioner Patino. Said motion passed with a unanimous voice vote.

The meeting adjourned at 5:47 p.m.

**Minutes Submitted and Approved By:**

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Lisa Cancelliere  
Recording Secretary

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Paul Tavares  
Executive Director